



McADAMS

The John R. McAdams Company, Inc.
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CLIENT

HUTTON
736 CHERRY ST
CHATTANOOGA, TN 37402
PHONE: 423.551.4208

SITE DATA

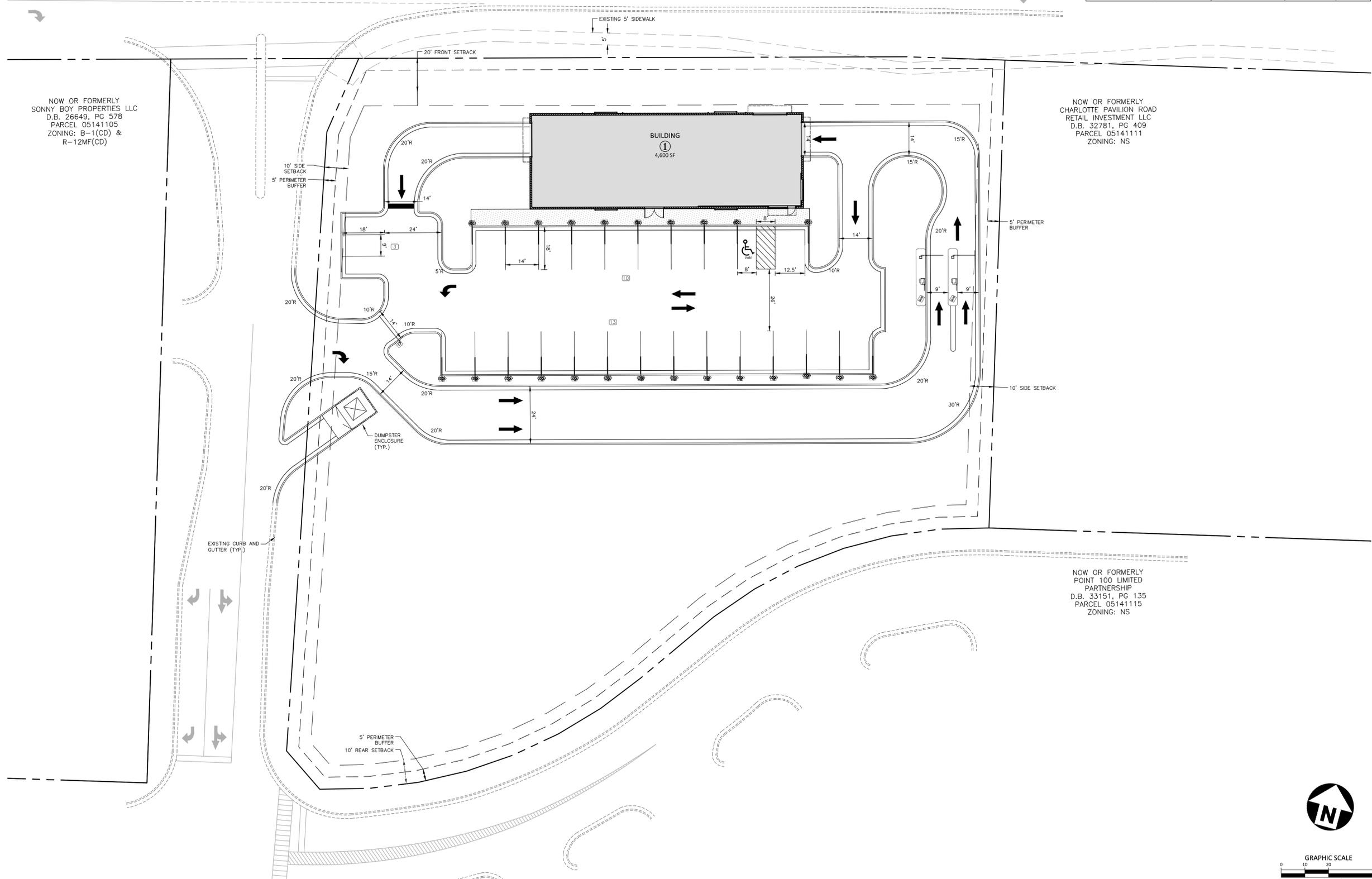
DEVELOPER: HUTTON 736 CHERRY STREET CHATTANOOGA, TN 37402 423.551.4208	PREPARED BY: McADAMS COMPANY 3430 TORINGDON WAY, SUITE 110 CHARLOTTE, NC 28277 704.527.0800
PID: 05141112	
TOTAL SITE ACREAGE:	± 1.69 AC
EXISTING ZONING:	NS
PROPOSED ZONING:	B-2(CD)
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL - AUTOMATIC CAR WASH
BUILDING #1 SQUARE FOOTAGE:	4,600 SF
MAXIMUM BUILDING HEIGHT ALLOWED:	40 FT
FRONT YARD SETBACK (N TRYON RD):	20 FT
SIDE YARD SETBACK:	N/A
REAR YARD SETBACK:	10 FT
PERIMETER BUFFER:	5 FT
AUTOMOBILE PARKING REQUIRED:	8 REQUIRED & 26 PROVIDED (1 ACCESSIBLE SPACE)

EXISTING
N. TRYON RD
(US-29)
(VARIABLE WIDTH PUBLIC R/W)

NOW OR FORMERLY
SONNY BOY PROPERTIES LLC
D.B. 26649, PG 578
PARCEL 05141105
ZONING: B-1(CD) &
R-12MF(CD)

NOW OR FORMERLY
CHARLOTTE PAVILION ROAD
RETAIL INVESTMENT LLC
D.B. 32781, PG 409
PARCEL 05141111
ZONING: NS

NOW OR FORMERLY
POINT 100 LIMITED
PARTNERSHIP
D.B. 33151, PG 135
PARCEL 05141115
ZONING: NS



MOD WASH N TRYON
SITE SKETCH
11440 N. TRYON ROAD
CHARLOTTE, NORTH CAROLINA

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	HUT-20000
FILENAME	HUT20000-SK3
CHECKED BY	XXX
DRAWN BY	KML
SCALE	1"=20'
DATE	06.16.2020

SHEET

REZONING PLAN

RZ-1



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Development Data Table:

Site Area: +/- 1.69 acres
 Tax Parcels: 05141112
 Existing Zoning: NS
 Proposed Zoning: B-2(CD)
 Existing Use: Vacant outparcel - Shoppes at Mallard Creek
 Proposed Uses: Automated car wash with accessory cleaning stations
 Max Building Height: 40 feet car wash structure, as measured per B-2 Ordinance standards, except as provided in Section 12.108
 Parking: Will meet or exceed Ordinance standards

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hutton (the "Petitioner") to accommodate the development of an automated car wash development on that approximately 1.69-acre site located on the south side of N Tryon Street and on the east side of Pavilion Boulevard, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 05141112.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, or as otherwise requested in the optional provisions below, the regulations established under the Ordinance for the B-2 zoning district shall govern the development and use of the Site.
4. The development depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to an automated car wash and any incidental and accessory uses relating thereto that are allowed in the B-2 zoning district.

III. Transportations

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
2. Where applicable, the Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's certificate of occupancy is issued.
3. All transportation improvements shall be completed prior to the issuance of the Site's certificate of occupancy unless otherwise stated herein.

IV. Architectural Standards

1. The principal building(s) on the Site may use a variety of building materials. The building materials will be a combination of the following: brick, glass, natural stone (or its synthetic equivalent), stucco, EIFS, cementitious siding, fiber cement ("HardiPlank"), scored and painted CMU block, and/or other materials approved by the Planning Director.
2. Architectural elevations shall be designed to create visual interest as follows:
 - a. Building elevations facing network required streets shall not have expanses of blank walls greater than twenty (20) feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
3. Roof form and articulation -- roof form lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - a. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers, or parapets.
 - b. Roof top HVAC and related mechanical equipment will be screened from public view at grade from network required streets.
4. The building along N Tryon will be screened with a landscape screen and fence with masonry accents or masonry wall between the sidewalk and building along the length of the building.

V. Environmental Features

The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance and tree save requirements.

VI. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



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SITE DATA & NOTES

RZ-2